

Acct ID: 560436 MTL: 093W24D005300 Date: 8/4/25 Appr: MDL Prop Class: 401 RMV Prop Class: 401  
 Situs: 12752 CENTERWOOD RD SE JEFFERSON OR 97352 MaSaNh: 07 06 003 Unit: 100503 Year: 2025  
 Last Date Appraised: 12/12/2019 Appraiser: MATT LORD Retag: Y (N) Tag info:  
 Owner: WEDDLE, RUSSELL A & WEDDLE, DEBORAH A Roll Type: R  
 Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 (3) 4 LCB TTO INSP AV: 351480  
 RMV Land: 291390 RMV Imp: 346610 RMV Total: 638000 MAV: 351480 MSAV: 0 SAV: 0  
 Comment:

Notations 25-26 CJK

No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1 Code Area: 14530 Size: 1.89 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0  
 Class: Value Source: Rural at MKT GH Description: RMV: 241390 Exception: Y N  
 Adjustment(s): VWFR FSoil Fire Patrol: Description:  
 Comments: 08-09: CYCLE WORK #44: CHG OF VIEW FROM A TO F// 03-04: REAPPRAISAL 04-05: RECALC PROJECT, LAND SCHEDULE CHANGES. //07-08: SALES VERIFICATION BY #44, CORRECT DIMENSIONS OF LTL TO 20X6; ADD VIEWA TO LAND; REMOVE MP(72SF) AND DOG RUN, ADD MP (192SF)

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 141 Year Blt: 1973 Eff Year Blt: 1980 Sq.Ft: 2360 % Complete: 100  
 Desc: One Story Only Dimensions: RMV: 333740  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	2360	3	FB-2/ HB-1	1973	1980	KIT+, FP - 1, HVAC+, ROOF, BATH - 2, BTH - 1	Y N
Garage Attached	4	Finished	596	0	0	1973	<del>1973</del> 1980	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY <u>V#A</u>	4	580	1973	1414	1	Y N
DECK	4	705	1977	10857	1	Y N

Bldg: 2 Code Area: 14530 Stat Class: 108 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 0 % Complete: 100  
 Desc: Residential Other Improvements Dimensions: RMV: 7650  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
No floor data available <u>Part of YI</u>									

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	1	3000	1993	7650	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 14530 Stat Class: 351 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 576 % Complete: 100  
 Desc: General Purpose Building (GB) Dimensions: RMV: 5040  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
General Purpose Bldg	5	Finished	576	0	0	1993	1993	FAIR ✓	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
No accessory data available						

Bldg: 4 Code Area: 14530 Stat Class: 354 Year Blt: 1993 Eff Year Blt: 1993 Sq.Ft: 120 % Complete: 100  
 Desc: Lean-to Light (LTL) Dimensions: 5x24 RMV: 180  
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

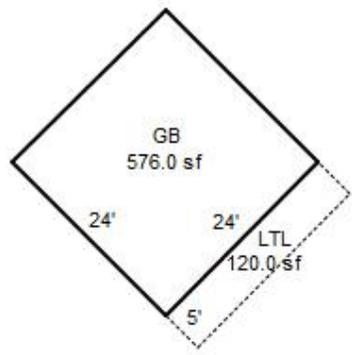
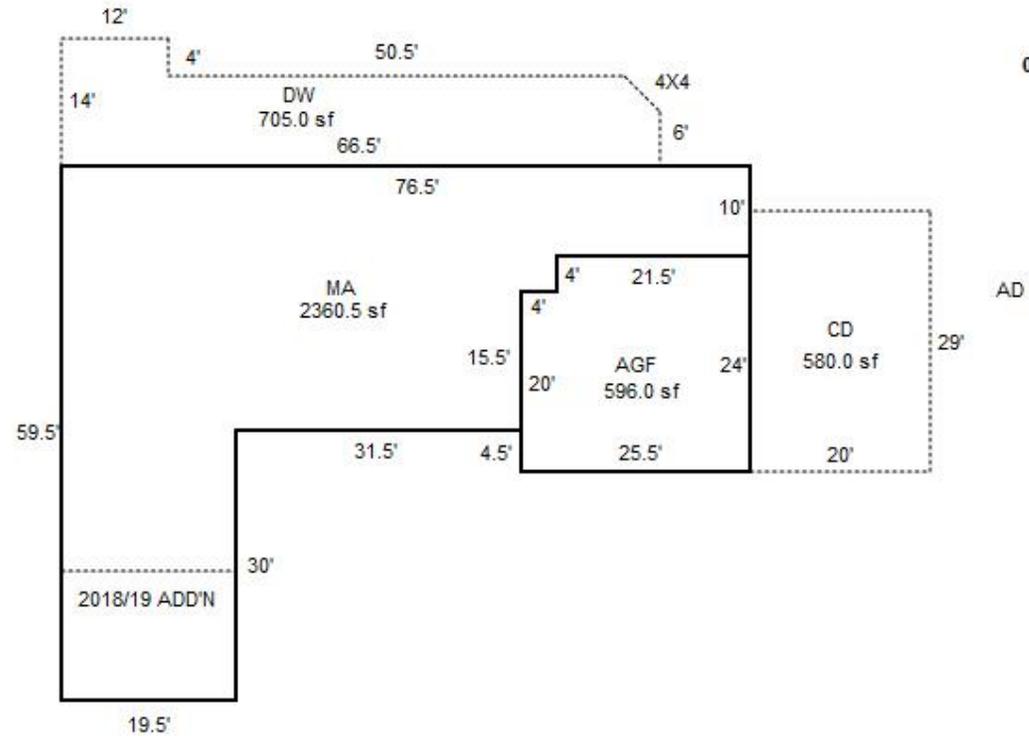
**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Lean-to Light Duty	4	Finished	120	0	0	1993	1993	Exception: Y N

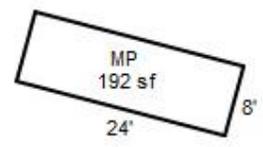
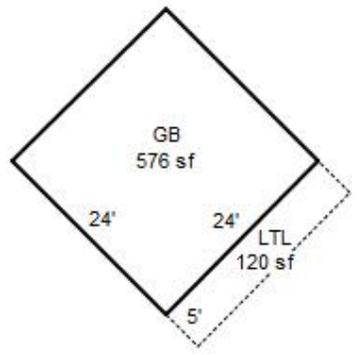
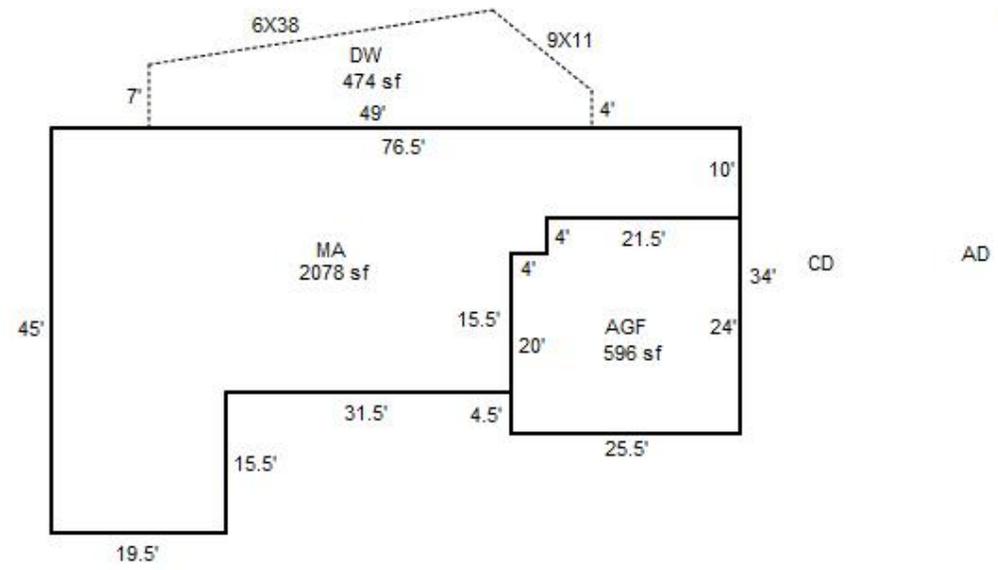
**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

R60436  
093W24D 05300  
SCALE=1:30



R60436  
093W24D 05300  
SCALE=1:30

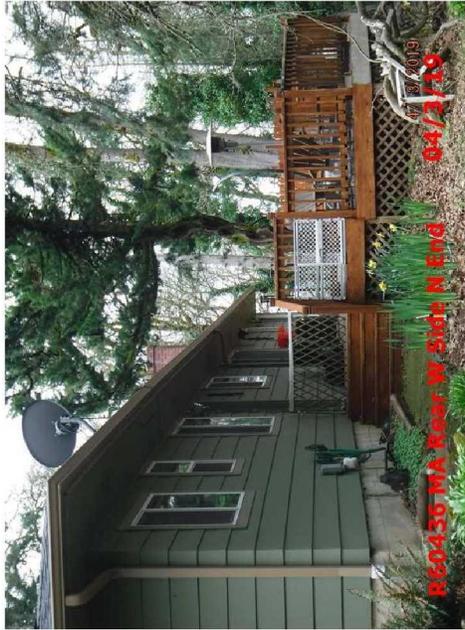




04/3/19  
R60436 MA S Side E End



04/3/19  
R60436 GB LTH W Side



04/3/19  
R60436 MA Rear W 2nd N End



04/3/19  
R60436 MA-ACF N End



04/3/19  
R60436 MA Adon E Side-2



04/3/19  
R60436 MA Front E Side



04/3/19  
R60436 MA S Side W End



04/3/19  
R60436 MA Adon E Side-1

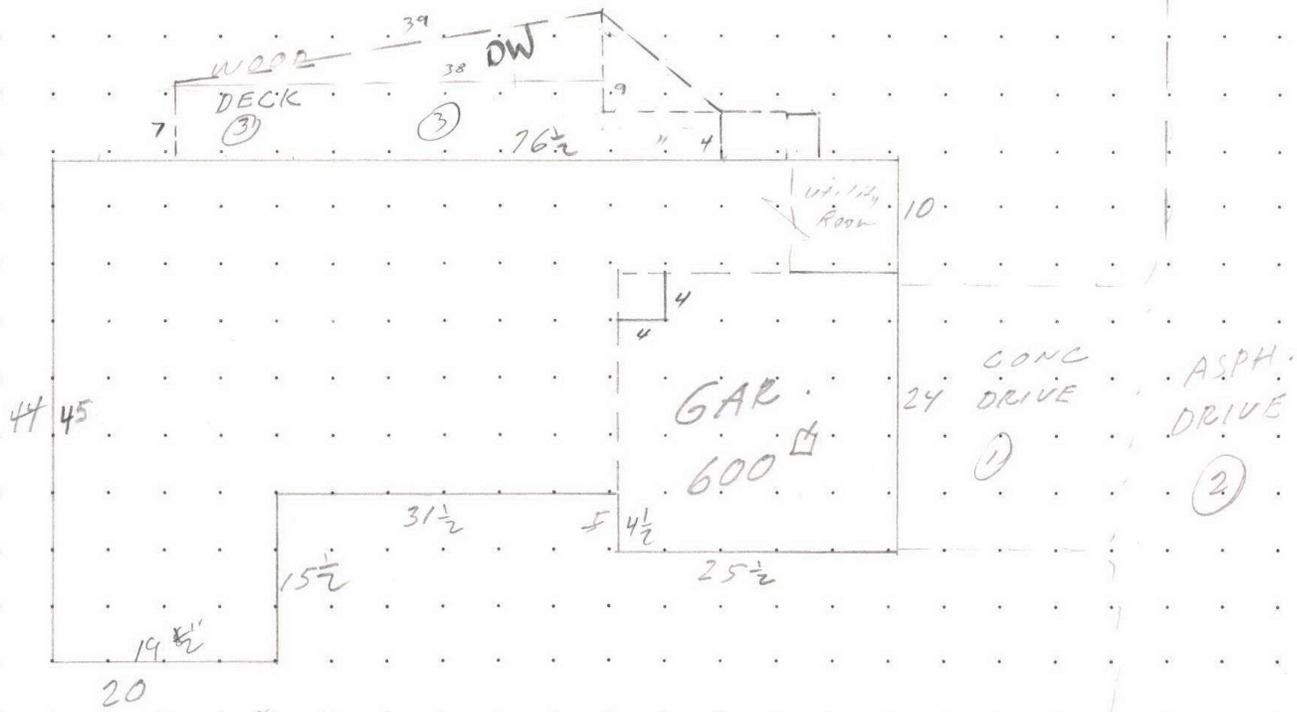
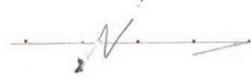
093W24D 05300  
401 01E F41  
81400130

R60436

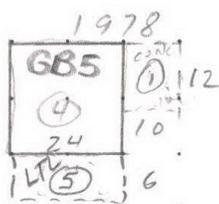
GABLER, ROBERT C JR & BEATRIZ S  
1.89 Acres  
12752 CENTERWOOD RD SE  
1/30/02

0-000-84991-03201-000  
 BUILDING DIAGRAM AND OUTBUILDINGS

ACCT. NO. 20348-033 74590-280 MAP NO. 24-9-3W



APV 8



~~$(29 \times 51) + (15 \times 20) + (10 \times 25) = 2029$~~

12757 center wood

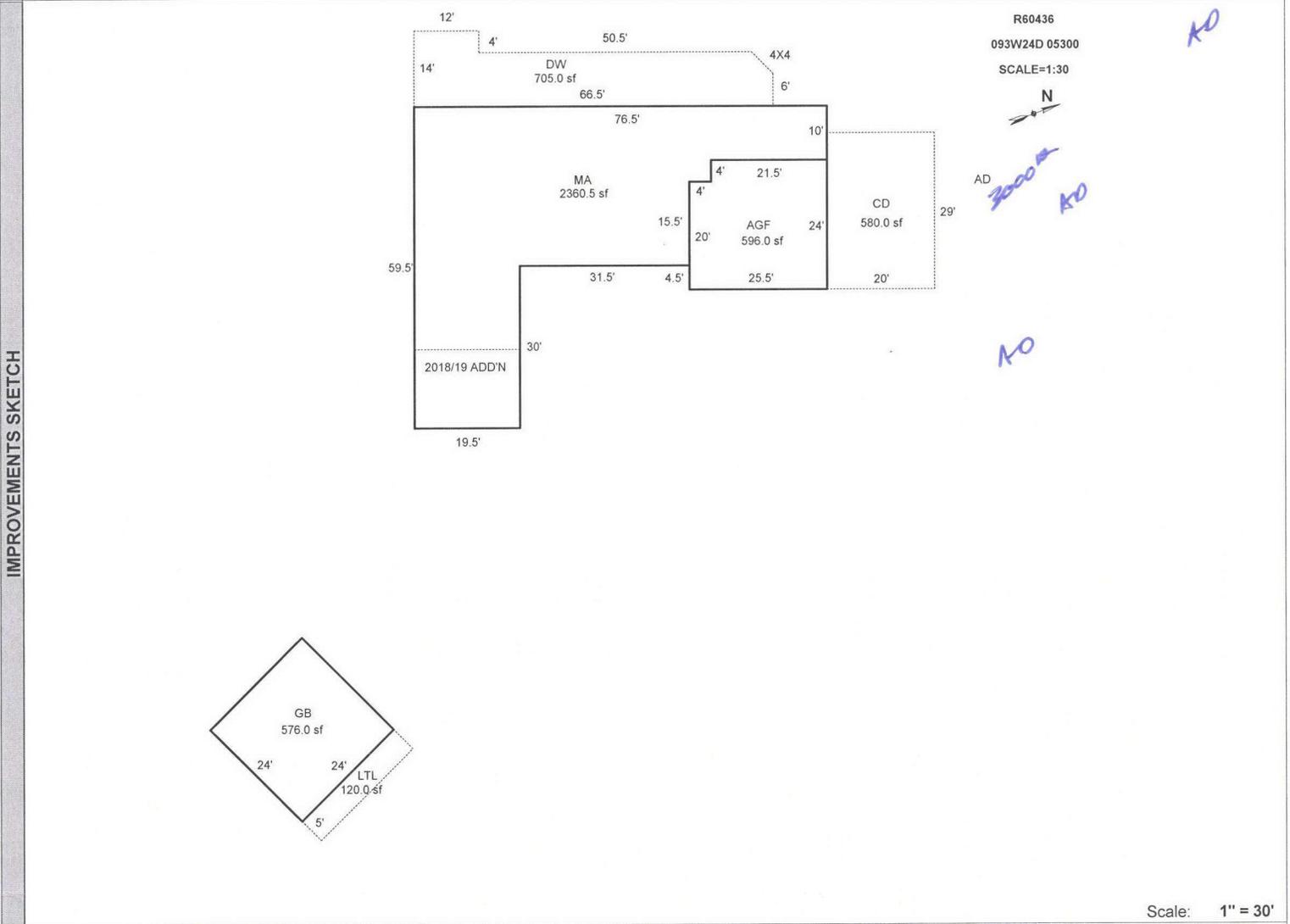
MEASUREMENT VERIFIED		REMARKS:
DATE	BY	
3-21-74	Z.B.E.	
3/14/95	LB52	$(19 \frac{1}{2} \times 45) + (31 \frac{1}{2} \times 29 \frac{1}{2}) + (10 \times 25 \frac{1}{2}) = 2072 \text{ ft} + (4 \times 4) = 2088$
5-1-92	Reyer	
08-20-02	King	N/
9-22-08	BB 44	N/
4-3-19	CE10	CYCLE-VER

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05300

File No R60436

SUBJECT	Property Address <b>12752 CENTERWOOD RD SE</b>
	City <b>JEFFERSON</b> County <b>MARION</b> State <b>OR</b> Zip <b>97352</b>
	Owner
	Client
	Appraiser Name



Scale: 1" = 30'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals	
	GLA1	MA	1.00	2360	272	2360	
	GBA1	GB	1.00	576	96		
		LTL	1.00	120	58	696	
	GAR	AGF	1.00	596	99	596	
	P/P	CD	1.00	580	98		
		DW	1.00	705	159	1285	
	Net LIVABLE Area		(rounded w/ factors)		2360		
	Net BUILDING Area		(rounded w/ factors)		696		

Comment Table 2	Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 093W24D 05300

File No R60436

Property Address 12752 CENTERWOOD RD SE

City JEFFERSON

County MARION

State OR

Zip 97352

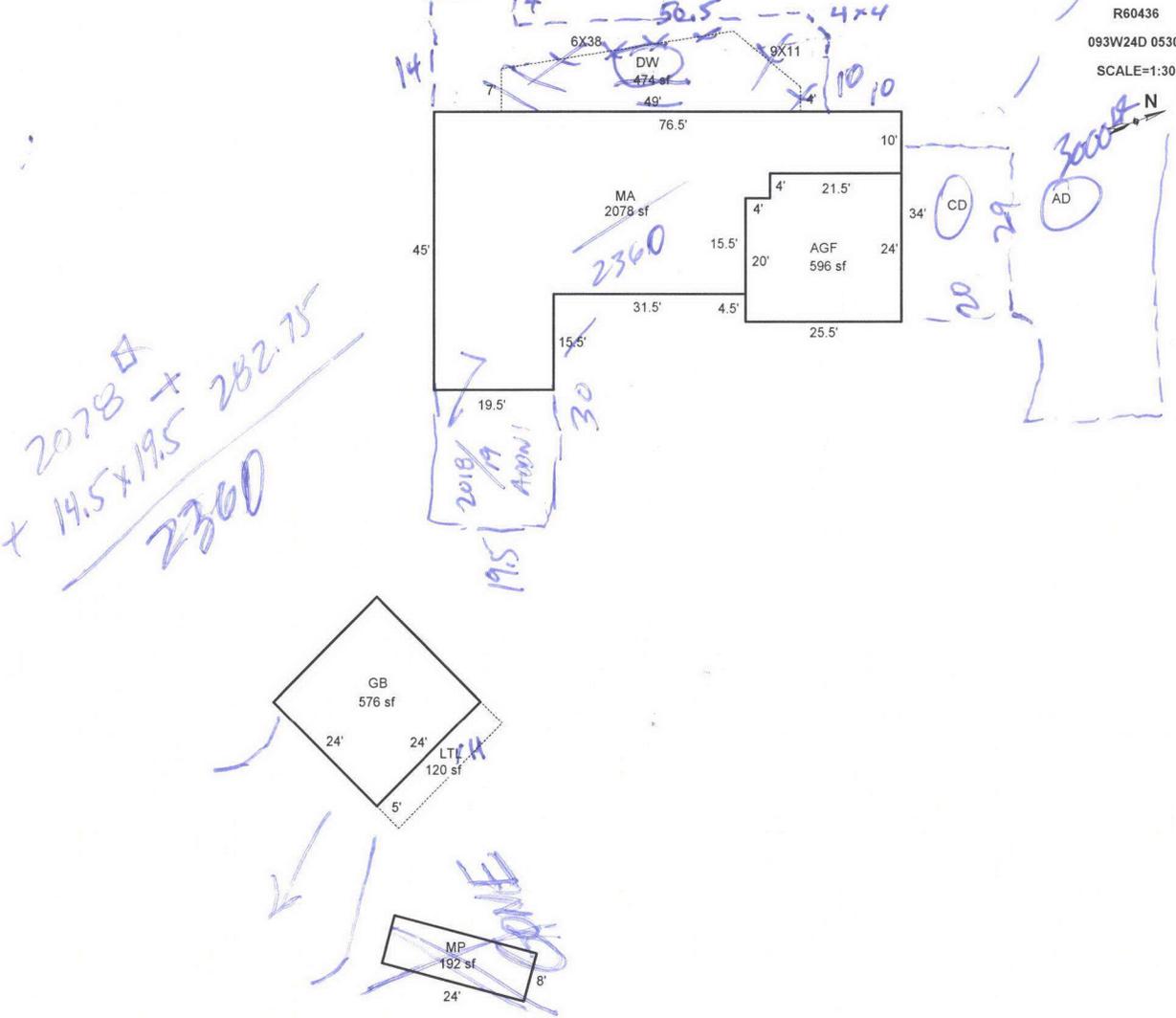
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	2078	243	2078
GBA1	GB	1.00	576	96	
	LTL	1.00	120	58	
	MP	1.00	192	64	888
GAR	AGF	1.00	596	99	596
P/P	DW	1.00	474	113	474

Net LIVABLE Area (rounded w/ factors) 2078  
 Net BUILDING Area (rounded w/ factors) 888

### Comment Table 1

DRAWN BY JRONDEMA 3/11/19

### Comment Table 2

### Comment Table 3

Scale: 1" = 30'

R60436 093W24D 05300 Appr #: 44 Date 9-22-08 Prop Class 401 Prop Code F41  
 Situs Address 12752 CENTERWOOD RD SE Franchise Code 44 Year For: 2008-2009  
 Owner WEDDLE,RUSSELL A &  
 Notes: \_\_\_\_\_

RMV Land: 213,930 RMV Imp: 159,120 RMV Total: 373,050

Seg. Type MA Segment # 1.1 Class 4 Area 2088 Eff Area 2088 Length Width  
 Roof Cover COMP Plumbing BATH2.5  
 Heat HP Fireplace SGL-P Inter. Comp DSP;DW;H&F;RNG  
 Bedrooms 3 Year Built 1973 Eff. Year Built 1973 Cond. P F A G E  
 Adj Codes RLCM4;R4QLTY Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

Seg. Type AGF Segment # 1.2 Class 4 Area 612 Eff Area 612 Length 25 Width 24  
 Roof Cover COMP Plumbing  
 Heat Fireplace Inter. Comp  
 Bedrooms Year Built 1973 Eff. Year Built 1973 Cond. P F A G E  
 Adj Codes RLCM4 Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

**Accessory Improvements**

Seg. Type YI4G Segment # 1.3 Area 1 Length Width  
 Cond. P F A G E Year Built Eff. Year Built: % Comp \_\_\_ Econ \_\_\_

Seg. Type AD Segment # 2.1 Area 1800 Length Width  
 Cond. P F A G E Year Built Eff. Year Built: 1973 % Comp \_\_\_ Econ \_\_\_

**Out Buildings**

Seg. Type GB Segment # 3.1 Class 5 Area 588 Length 24 Width 24  
 Foundation POST Ex. Wall METAL Height 8'  
 Roof Cover METAL Roof Style Gable Floor DIRT Plumbing  
 Heat Int. Comp. Elect. 220V Yr. Blt. Eff. Yr. Blt: 1985  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_\_\_ Except Code/Year Inve Comments \_\_\_\_\_

Seg. Type LTL Segment # 4.1 Class Area 120 Length 20 Width 6  
 Foundation Post Ex. Wall Metal Height 6'  
 Roof Cover Metal Roof Style Shed Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. Eff. Yr. Blt: 1985  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_\_\_ Except Code/Year Inves Comments \_\_\_\_\_

Seg. Type MP Segment # 5.1 Class 4 Area 192 Length 8 Width 24  
 Foundation POST Ex. Wall BKENAM;8FT Height  
 Roof Cover BKENAM Roof Style SHED Floor DIRT Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 2005 Eff. Yr. Blt: 2005  
 Cond. P F A G E Adj. Codes FLCM % Comp \_\_\_ Func \_\_\_ Econ \_\_\_  
 Lump Sum \_\_\_\_\_ Except Code/Year \_\_\_\_\_ Comments \_\_\_\_\_

R60436 093W24D 05300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 401 Prop Code F41  
 Situs Address 12752 CENTERWOOD RD SE Franchise Code 44 Year For: 2008-2009  
 Owner WEDDLE,RUSSELL A &  
 Notes: \_\_\_\_\_

RMV Land: 213,930 RMV Imp: 159,120 RMV Total: 373,050

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	008S	1.89	VIEWA.RUR 20000	- AJ
2	ON SITE DEVELOPMENT	OSDA.RUR			
<b>Eff Acres</b>	1.89	<b>Companion Accounts</b>			

**ROUTING SLIP**

Date 11/4/08 Clerk Jane

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

- Data entry reviewed by/comments \_\_\_\_\_
- Appraiser response \_\_\_\_\_
- Reviewed by lead appraiser/comments \_\_\_\_\_

ID # R 60436  
 MTL 093W24D 05300  
 APP # 44 DATE 2-8-07  
 Additional Comments: \_\_\_\_\_

PROP CLASS 401  
 PROP CODE F41  
 SITUS 12752 Centerwood Rd. SE  
 TAG yes  no

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Eff. Area \_\_\_\_\_  
 Roof Cover arcmp bltup comp i/shake metal  
 roll shake t/clay t/conc wood  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal  
 Fireplace Dbl e/p Hrth e/p Prefb e/p  
 Sgl e/p Zerocl  
 Inter Comp Cktp e/p Dsp DW H&F Micro  
 Rng Oven d/s Crng Trash  
 # Bedrooms \_\_\_\_\_  
 Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 Condition P F A G E  
 Quality - minus Straight plus +  
 %Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments: \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Eff. Area \_\_\_\_\_  
 Roof Cover arcmp bltup comp i/shake metal  
 roll shake t/clay t/conc wood  
 Plumbing \_\_\_\_\_ Jettub Grdntub  
 Heat AC BB Ceil FA H-wtr HP SC ST Zonal  
 Fireplace Dbl e/p Hrth e/p Prefb e/p  
 Sgl e/p Zerocl  
 Inter Comp Cktp e/p Dsp DW H&F Micro  
 Rng Oven d/s Crng Trash  
 # Bedrooms \_\_\_\_\_  
 Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_  
 Condition P F A G E  
 Quality - minus Straight plus +  
 %Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments: \_\_\_\_\_

Segment	MP					
Class	4					
Dimensions	8X24					
Area	192					
Foundation	Post					
Exter Wall	Bkenam					
Wall Height	8'					
Roof Cover	Bkenam					
Roof Style	Shed					
Flooring	Dirt					
Inter. Finish						
Plumbing						
Electric						
Stalls/#						
Tack Room						
Washroom						
Misc.						
Yr Blt						
Eff Yr	2005					
Cond.	A					
Func.						
% Comp.	100					
LUMP SUM						
Except. Code	NEW					
Except. Notes						

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Eff. Area \_\_\_\_\_

Roof Cover arcmp bltup comp i/shake metal  
 roll shake t/clay t/conc wood

Plumbing \_\_\_\_\_ Jettub Grdntub

Heat AC BB Ceil FA H-wtr HP SC ST Zonal

Fireplace Dbl e/p Hrth e/p Prefb e/p  
 Sgl e/p Zerocl

Inter Comp Cktp e/p Dsp DW H&F Micro  
 Rng Oven d/s Crng Trash

# Bedrooms \_\_\_\_\_  
 Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_

Condition P F A G E  
 Quality - minus Straight plus +

%Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments: \_\_\_\_\_

Segment \_\_\_\_\_ Class \_\_\_\_\_ Area \_\_\_\_\_  
 Eff. Area \_\_\_\_\_

Roof Cover arcmp bltup comp i/shake metal  
 roll shake t/clay t/conc wood

Plumbing \_\_\_\_\_ Jettub Grdntub

Heat AC BB Ceil FA H-wtr HP SC ST Zonal

Fireplace Dbl e/p Hrth e/p Prefb e/p  
 Sgl e/p Zerocl

Inter Comp Cktp e/p Dsp DW H&F Micro  
 Rng Oven d/s Crng Trash

# Bedrooms \_\_\_\_\_  
 Yr blt \_\_\_\_\_ Eff yr \_\_\_\_\_

Condition P F A G E  
 Quality - minus Straight plus +

%Comp \_\_\_\_\_ Func \_\_\_\_\_ Econ \_\_\_\_\_  
 Except Code \_\_\_\_\_ Lump Sum \_\_\_\_\_  
 Comments: \_\_\_\_\_

Account Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

R60436 093W24D 05300 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_  
 Situs Address 12752 CENTERWOOD RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner WEDDLE,RUSSELL A &  Pictom Other: \_\_\_\_\_  
 RMV Land: 226,340 RMV Imps: 221,740 RMV Total: 448,080 M50 Total: 276,750 For: 2019-2020

Notes: \_\_\_\_\_

Segment	CD	DW					Land
Class							
Dim/Size	20x29/580	ITR66 705R					
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring	CONC	WOOD					
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr	1973	1977					
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code	1/0	1/0					

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.89	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres \_\_\_\_\_ Companion Accounts \_\_\_\_\_

Zone: AR

Date: 4/24  
 Apex?  
 Clerk: Amy

Routing Slip  
 Clerk Comments: DW & AD # dont match  
 [Signature]

Appraiser Response: \_\_\_\_\_

Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

R60436 093W24D 05300 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: 10 Date: 4-3-19

Situs Address 12752 CENTERWOOD RD SE  TTO  LCB  Insp  Cycle Tags Farm Forest Sales Verif  
Owner WEDDLE,RUSSELL A &  Pictom Other: \_\_\_\_\_

RMV Land: 226,340 RMV Imps: 221,740 RMV Total: 448,080 M50 Total: 276,750 For: 2019-2020

Notes: DISCOVERED ADD'N, NON/LCB/ESTIMATED COMPLETION TAG 1-1-20 FOR COMPLETION OF ADD'N, PLEASE MAKE NOTED CHANGES

**Seg: 1.1 MA RESIDENTIAL**  
Method: R05 Roof Cover: COMP *ARCMP* Int Comp: DSP;DW;H&F;RNG Adj: RLCM4  
Class: 4 Roof: \_\_\_\_\_  
Area: 2078 Eff: 2078 Flooring: \_\_\_\_\_  
Dimens: 2360 x 2360 Plumbing: BATH2.5 Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
Found: \_\_\_\_\_ Heat/AC: HP Bedrooms: 3 *1980* % Comp: 98  
Ex Wall: \_\_\_\_\_ Fireplace: SGL-P Year: 1973 Eff: 1973 Adj: \_\_\_\_\_  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_ RMV: 165,450  
Exc Code: *M/M* Comment/Adj: *AERIAL SHOWS FOUNDATION FOR ADDN 2016* L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
Method: R05 Roof Cover: ~~COMP~~ *ARCMP* Int Comp: \_\_\_\_\_ Adj: RLCM4  
Class: 4 Roof: \_\_\_\_\_  
Area: 596 Eff: 596 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ Qty: \_\_\_\_\_  
Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: 1973 Eff: 1973 Adj: \_\_\_\_\_  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_ RMV: 31,840  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 YI4G RESIDENTIAL**  
Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_  
Area: 1 Eff: 1 Flooring: \_\_\_\_\_  
Dimens: x Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: \_\_\_\_\_ RMV: 18,600  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.1 AD ASPHALT DRIVEWAY**  
Method: R05 Roof Cover: \_\_\_\_\_ Int Comp: \_\_\_\_\_ Adj: \_\_\_\_\_  
Class: \_\_\_\_\_ Roof Style: \_\_\_\_\_  
Area: 1800 Eff: 1800 Flooring: \_\_\_\_\_  
Dimens: 4000 x 3000 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: 50%  
Found: \_\_\_\_\_ Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Adj: \_\_\_\_\_  
Ex Wall: \_\_\_\_\_ Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 1973 RMV: 1,000  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: *M/M* Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**  
Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCM *50%*  
Class: 5 Roof Style: GABLE  
Area: 588 Eff: 576 *576* Flooring: ~~DIRT~~ *CONC*  
Dimens: 24 x 24 Plumbing: \_\_\_\_\_ Electrical: 220V *1993* % Comp: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex Wall METAL;8FT Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 1985 Value: 2,820  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: *110* Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 LTL LEAN-TO**  
Method: F09 Roof Cover: METAL Int Comp: \_\_\_\_\_ Adj: FLCM *50%*  
Class: \_\_\_\_\_ Roof Style: SHED  
Area: 120 Eff: 120 Flooring: DIRT  
Dimens: 20 x 6 x 24 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex Wall METAL;6FT Fireplace: \_\_\_\_\_ Year: \_\_\_\_\_ Eff: 1985 Value: 120  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 5.1 MP MP**  
Method: F09 Roof Cover: BKENAM Int Comp: \_\_\_\_\_ Adj: FLCM  
Class: 4 Roof Style: SHED *GONE!*  
Area: 192 Eff: 192 Flooring: DIRT  
Dimens: 8 x 24 Plumbing: \_\_\_\_\_ Electrical: \_\_\_\_\_ % Comp: \_\_\_\_\_  
Found: POST Heat/AC: \_\_\_\_\_ Bedrooms: \_\_\_\_\_ Func: \_\_\_\_\_  
Ex Wall BKENAM;8FT Fireplace: \_\_\_\_\_ Year: 2005 Eff: 2005 Value: 1,910  
AddFactor1: \_\_\_\_\_ AddFactor2: \_\_\_\_\_ AddFactor3: \_\_\_\_\_  
Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

*Not part of MAV (07-08)*

R60436 093W24D 05300 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: 35 Date: 12.12.19  
 Situs Address 12752 CENTERWOOD RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif  
 Owner WEDDLE,RUSSELL A &  Pictom Other: \_\_\_\_\_

RMV Land: 202,150 RMV Imps: 261,750 RMV Total: 463,900 M50 Total: 305,450 For: 2020-2021

Notes: 100% Pull Tag all except picked up 19-20  
 okay #35 (enc)

**Seg: 1.1 MA RESIDENTIAL**  
 Method: R05 Roof Cover: ARCOMP Int Comp: DSP;DW;H&F;RNG Adj: RLCM4  
 Class: 4 Roof:  
 Area: 2360 Eff 2360 Flooring:  
 Dimens: x Plumbing: BATH2.5 Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: HP Bedrooms: 3 % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: SGL-P Year: 1973 Eff: 1980 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 203,180  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.2 AGF RESIDENTIAL**  
 Method: R05 Roof Cover: ARCOMP Int Comp: Adj: RLCM4  
 Class: 4 Roof:  
 Area: 596 Eff 596 Flooring:  
 Dimens: x Plumbing: Electrical: Qty: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: % Comp: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: 1973 Eff: 1973 Adj: \_\_\_\_\_  
 AddFactor1: AddFactor2: AddFactor3: RMV: 34,340  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Accessory Improvements**

**Seg: 1.3 CD RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 580 Eff: 580 Flooring:  
 Dimens: 20 x 29 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1973 RMV: 2,490  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 1.4 DW RESIDENTIAL**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 705 Eff: 705 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1977 RMV: 11,280  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 2.1 AD ASPHALT DRIVEWAY**  
 Method: R05 Roof Cover: Int Comp: Adj:  
 Class: Roof Style:  
 Area: 3000 Eff: 3000 Flooring:  
 Dimens: x Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: Heat/AC: Bedrooms: Adj: \_\_\_\_\_  
 Ex Wall: Fireplace: Year: Eff: 1993 RMV: 4,500  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Out Buildings**

**Seg: 3.1 GB GENERAL PURPOSE BUILDING**  
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
 Class: 5 Roof Style: GABLE  
 Area: 576 Eff: 576 Flooring: CONC  
 Dimens: x Plumbing: Electrical: 220V % Comp: \_\_\_\_\_  
 Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex Wall METAL;8FT Fireplace: Year: Eff: 1993 Value: 5,770  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

**Seg: 4.1 LTL LEAN-TO**  
 Method: F09 Roof Cover: METAL Int Comp: Adj: FLCM  
 Class: Roof Style: SHED  
 Area: 120 Eff: 120 Flooring: DIRT  
 Dimens: 5 x 24 Plumbing: Electrical: % Comp: \_\_\_\_\_  
 Found: POST Heat/AC: Bedrooms: Func: \_\_\_\_\_  
 Ex Wall METAL;6FT Fireplace: Year: Eff: 1993 Value: 190  
 AddFactor1: AddFactor2: AddFactor3:  
 Exc Code: \_\_\_\_\_ Comment/Adj: \_\_\_\_\_ L/S: \_\_\_\_\_

R60436 093W24D 05300 Prop Class: 401 Prop Code: F41 Fran: 35 Appr #: \_\_\_\_\_ Date: \_\_\_\_\_

Situs Address 12752 CENTERWOOD RD SE  TTO  LCB  Insp Cycle Tags Farm Forest Sales Verif

Owner WEDDLE,RUSSELL A &  Pictom Other: \_\_\_\_\_

RMV Land: 202,150 RMV Imps: 261,750 RMV Total: 463,900 M50 Total: 305,450 For: 2020-2021

Notes: \_\_\_\_\_

Segment							Land
Class							
Dim/Size							
Foundation							
Exter Wall							
Wall Height							
Inter Finish							
Roof Cover							
Roof Style							
Flooring							
Plumbing							
Electric							
Misc.							
Yr Blt							
Eff Yr							
Cond.							
% Good							
% Comp							
Lump Sum							
Except.Code							

**Land Segments**

Seg. No	Description	Schedule	Acres	Adjustment Codes	Exception Code
1	RURAL AT MKT	005	1.89	VIEWF.RUR 15000	
2	ON SITE DEVELOPMENT	OSDA.RUR			

Eff Acres Companion Accounts

Zone: AR

**Routing Slip**

Date: 2/12/20 Clerk: Chew Clerk Comments: \_\_\_\_\_

Appraiser Response: \_\_\_\_\_



Return to appraiser after input  Review by lead appraiser \_\_\_\_\_

## % Complete % Good

Use % Complete for additions to existing improvements to determine the blended percentage complete of the total improvement.  
 Use % Good for improvements with finished additions that need a blend of effective year built to apply to the whole improvement.

Account Num: R60436

Appraiser Num.: 10

Date (mm/dd/yy): 04/10/19

### % Complete

<b>Basement:</b>	Sq.Ft.:	.25 = 25%	% of Whole	
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0

<b>1st Floor:</b>				
Original:	2,078	100%	88%	0.88
Addition:	283		12%	0
Total Sq.Ft.:	2,361			0.88

<b>2nd Floor:</b>				
Original:	2,078	100%	88%	0.88
Addition:	283	82%	12%	0.1
Total Sq.Ft.:	2,361			0.98

<b>Attic:</b>				
Original:		100%	0%	0
Addition:			0%	0
Total Sq.Ft.:				0

### % Good

	Sq.Ft.	.25 = 25%	% of Whole	
Basement Finished:			0%	0
1st floor:	2,078	78% / <i>EB 1923</i>	88%	0.69
2nd Floor:			0%	0
Attic Finished:			0%	0
Addition:	283	100%	12%	0.12
Total Sq.Ft.:	2,361		100%	0.81 = 1980

## Percent Complete Form

283 <sup>R</sup>

Account #           R60436          

Additions			New Homes			
			No Basement		Basement	
% Item	% Sum		% Item	% Sum	% Item	% Sum
<del>3%</del>	3%	Plans/Survey	3%	3%	3%	3%
<del>2%</del>	5%	Excavation	2%	5%	4%	7%
<del>3%</del>	8%	Foundation	3%	8%	10%	17%
<del>35%</del>	43%	Framing	14%	22%	16%	33%
<del>8%</del>	51%	Trusses	7%	29%	7%	40%
<del>7%</del>	58%	Roofing	7%	36%	7%	47%
<del>7%</del>	65%	Windows/Ext Doors	7%	43%	6%	53%
<del>5%</del>	70%	Siding	5%	48%	5%	58%
<del>4%</del>	74%	Plumbing Rough-In	4%	52%	3%	61%
<del>3%</del>	77%	Electrical Rough-In	3%	55%	2%	63%
<del>2%</del>	79%	Heating Rough-In	2%	57%	1%	64%
		Heating Unit	1%	58%	1%	65%
<del>3%</del>	82%	Insulation	3%	61%	2%	67%
5%	87%	Drywall (finished)	5%	66%	4%	71%
2%	89%	Paint Interior	2%	68%	2%	73%
2%	91%	Paint Exterior	2%	70%	2%	75%
		Cabinets	6%	76%	5%	80%
2%	93%	Electrical Fixtures	3%	79%	2%	82%
2%	95%	Plumbing Fixtures	4%	83%	3%	85%
3%	98%	Floor Coverings & Countertops	7%	90%	6%	92%
2%	100%	Interior Trim Carpentry	7%	97%	6%	97%
		Porch/Entry/Stoop	2%	99%	2%	99%
		Finish Grade	1%	100%	1%	100%

ESTIMATED

APPR <u>10</u>	DATE <u>4-3-19</u>	YR FOR <u>19 - 20</u>	% COMP <u>82</u>
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____
APPR _____	DATE _____	YR FOR _____	% COMP _____

Appraiser discretion will be used to determine % complete.  
Remember this is merely a guide.





4/3/2019

04/3/19

R60436 MA-AGF N End



R60436 MA Front E Side

4/3/2019  
04/3/19



R60436 NA Addn E Side-1

4/ 3/2019  
04/3/19



**R60436 MA Addn E Side-2**

4/3/2019  
**04/3/19**



R60436 MA S Side E End

4/ 3/2019  
04/3/19

R60436 MA Rear W Side N End

4/3/2019

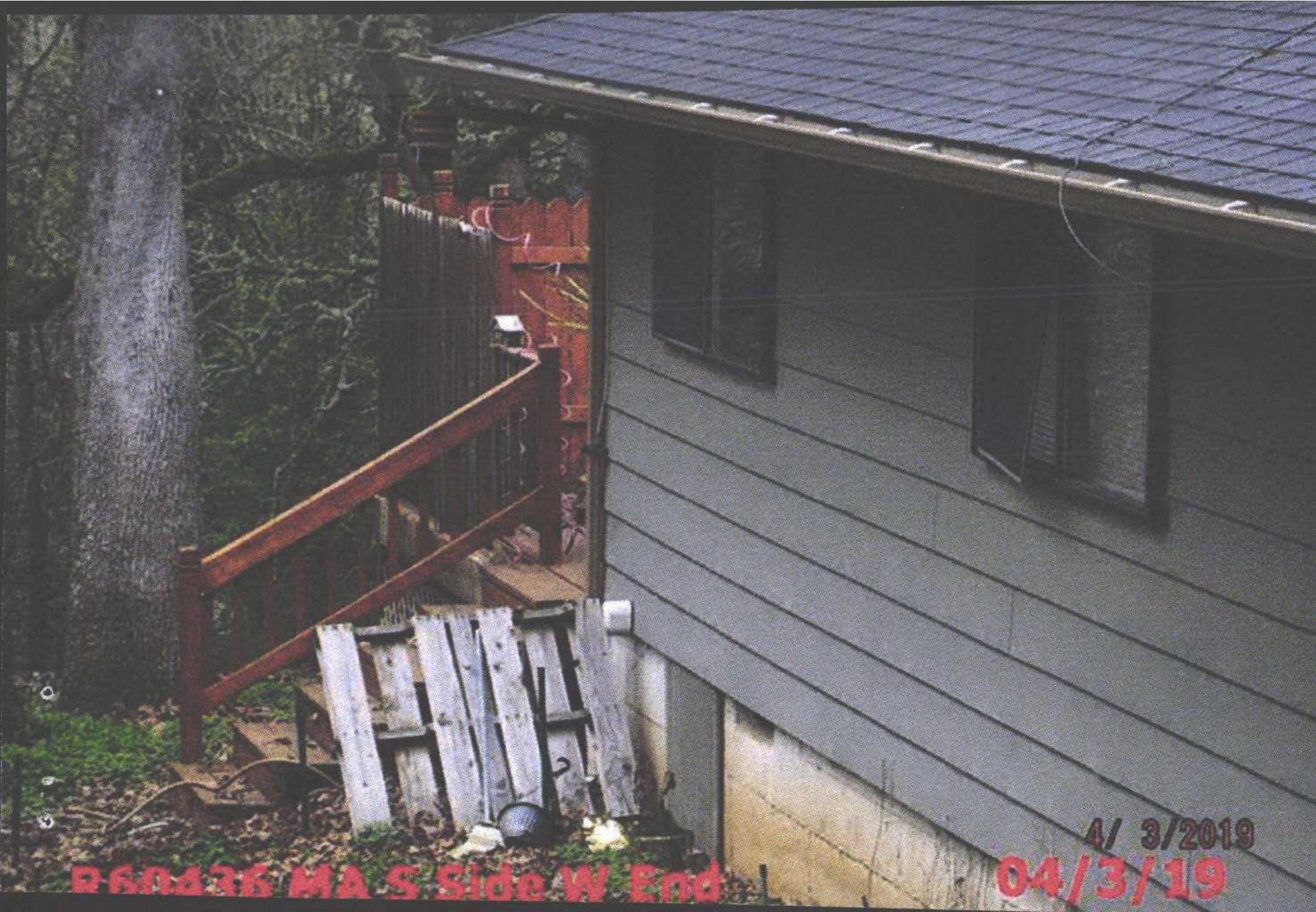
04/3/19





R60436 GB LTH N Side

4/3/2019  
04/3/19



4/ 3/2019

04/3/19

R 60435 MA S Side W End